

**SCOTTSDALE**

# **PLANNING COMMISSION MEETING**

## **MEETING NOTICE AND AGENDA**



### **PLANNING COMMISSION BOARD**

Michael D'Andrea, Chair  
Ed Grant, Vice-Chair  
Jay Petkunas

Matthew Cody  
Michael Edwards  
David Brantner  
Erik Filsinger

**Wednesday, April 11, 2012**

**5:00 P.M.**

**MARKED AGENDA**

### **PLANNING COMMISSION MEETING**

**Call to Order** – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Roll Call** – **Vice-Chair Grant and Commissioner Cody absent**

### **Minutes**

1. Approval of March 28, 2012 Regular Meeting Minutes including Study Session.

**Item No. 1: Approved 5-0; Motion by Filsinger, 2<sup>nd</sup> by Petkunas.**

## **ACTION ITEMS**

How the Action Agenda Works: The Planning Commission may take one vote on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

## **CONTINUANCE AGENDA**

2. [1-ZN-2010#2 \(Optima Sonoran Village\)](#)
3. [1-II-2012 \(Optima Sonoran Village\)](#)

Request by applicant for a zoning map amendment on a 9.87 +/- acre site located at 6801 E. Camelback Road with Downtown Regional Commercial Office - Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) zoning by amending the prior zoning case stipulations, approving a Development Plan and amendments to Site Development Standards of the Zoning Ordinance including: 1) Residential/hotel FAR bonus maximum (not to exceed 0.78); 2) Total maximum FAR (not to exceed 2.18); 3) Bonus Height Maximums (not to exceed 129 feet); 4) Large Walls - Vertical dimension maximum (provision deleted); 5) Building Envelope; and 6) Maximum density (not to exceed 80 du/acre). Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is John Berry, 480-385-2727.**

**Applicant is requesting Case Nos. 1-ZN-2010#2 and 1-II-2012 be continued to April 25, 2012.**

**Item Nos. 2 & 3: Continued to April 25, 2012, by a vote of 5-0; Motion by Filsinger, 2<sup>nd</sup> by Brantner.**

## EXPEDITED AGENDA

4. [3-UP-2012 \(Downside Risk\)](#)

Request by owner for a Conditional Use Permit for live entertainment in a 4,576 +/- square-foot restaurant/bar located at 8989 N. Scottsdale Road with Central Business District, Planned Community District (C-2 PCD) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Joseph D. Goforth, 480-241-3735.**

**Item No. 4: Chair D'Andrea requested the case be moved to the regular agenda. Recommended City Council approve case 3-UP-2012, by a vote of 5-0; Motion by Petkunas, per the staff recommended stipulations, and with the added stipulations that the Conditional Use Permit have a one (1) year expiration and that live entertainment occurs indoors, based upon the finding that the Conditional Use Permit Criteria have been met; 2<sup>nd</sup> by Brantner.**

5. [6-UP-2012 \(Tesla Retail / Fashion Square Mall\)](#)

Request by applicant for a Conditional Use Permit for vehicle leasing, rental, and sales in a 3,000 +/- square-foot space located in Fashion Square Mall located at 7014 E. Camelback Road, Suite #1210, and six (6) parking spaces included in a parking garage, with Downtown, Regional Commercial Office Type 2, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Andy Neilands, 330-666-6767.**

**Item No. 5: Recommended City Council approve case 6-UP-2012, by a vote of 5-0; Motion by Brantner, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit Criteria have been met; 2<sup>nd</sup> by Petkunas.**

## REGULAR AGENDA

6. [2-ZN-2012 \(Bauhaus Flats & Studios\)](#)

Request by owner for a zoning map amendment from Highway Commercial District (C-3) and General Commercial District (C-4) to Planned Unit Development (PUD) District zoning, including the approval of a Development Plan and amended development standards for the Minimum and Average Setbacks, on a 6.1 +/- acre site located at 2949 North Scottsdale Road, 3017 North Scottsdale Road, and 3007 North 73rd Street. Staff contact person is Dan Symer, AICP, 480-312-4218. **Applicant contact person is Kristjan Sigurdsson, 602-505-2525.**

**Item No. 6: Recommended City Council approve case 2-ZN-2012, by a vote of 5-0; Motion by Filsinger, per the staff recommended stipulations, after finding that the Planned Unit Development (PUD) Criteria have been met, and after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan; 2<sup>nd</sup> by Petkunas.**

**Adjournment – 6:58 p.m.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEBOVITZ AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEBOVITZ AT (480-312-7620).